

Memorandum

To: Planning Commission Members
From: The Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: December 22, 2010
Re: Staff Report for Guaranteed Heating and Cooling – Certification of Appropriateness

Item #1 – Guaranteed Heating and Cooling – Certificate of Appropriateness (Exterior Modifications) (PID# 201011220047)

Application: Certificate of Appropriateness
Location: 3827 Broadway
Applicant: **Dean Bollinger, Design Cooperative**
Zoning: C-1
Use: HVAC Service / Dealer

Relevant Code Section(s):

- 1138.04 Historical Preservation Area and Sign Code – Design Requirements
- 1138.05 Historical Preservation Area and Sign Code – Procedure for Review

Project Summary:

The applicant is proposing to make modifications to the existing structure at 3827 Broadway. The purpose of the proposed modifications is to bring the existing structure into character with the surrounding structures and to better match the intended character of the Historical Preservation Area.

In addition to the proposed building modifications, the applicant is proposing to eliminate access to Broadway by removing the curb cut and replacing the existing asphalt between the structure and the roadway with landscaping. The site will only be accessible from the existing curb cut on Burr Oak and a sidewalk from the front entrance to the existing sidewalk along Broadway.

A certificate of appropriateness was previously approved for a monument sign on the property on May 3, 2010 with CR-24-10. The approved sign will not be impacted by the proposed modifications and the brick proposed on the structure will match the brick utilized at the base of the sign.

Site Plan:

The site is 0.34 acres and will be accessed by a single 25 foot curb cut off Burr Oak. The existing curb cut off Broadway will be removed in order to install landscaping between the building and Broadway.

Parking:

The proposed parking lot renovation will remove four (4) parking spaces leaving fourteen (14) parking spaces on the site, adequate to meet the required number of spaces based on the building square footage. The existing parking area remaining after the renovation will be repaved and two of the parking spaces will be handicap accessible.

Building:

The proposed building renovation will combine the two existing buildings on the site into one by enclosing the exterior separation and forming an interior corridor between the two structures. The proposed exterior modifications include installing a new gabled roof line, refinishing the front façade facing Broadway with brick and installing EIFS and wood accent on other building elevations, in character with the HPA. Colors for the proposed exterior modifications have been selected from the approved palette.

Code Analysis:

1. Section 1138.04(a) states that any reconstruction or rehabilitation within the Historical Preservation Area shall conform to the distinguishing, original exterior qualities or character of the structure, its site and its environment.

Criteria Met: The proposed exterior modifications have been designed to bring the existing structure into character with the surrounding structures and the general character of the Historical Preservation Area.

2. Section 1138.04(c) states that all reconstruction or remodeling of existing structures within the Historical Preservation Area shall utilize natural traditional exterior materials such as brick, stone, masonry and wood.

Criteria Met: The building elevation fronting Broadway will have a brick façade with wood columns and accent. Other building elevations will be finished with a combination of brick and EIFS.

3. Section 1138.04(d) states that only approved colors shall be used for building exteriors for all new construction, reconstruction, remodeling and exterior maintenance of existing structures within the Historical Preservation Area unless otherwise approved by City Council. Approved colors shall be limited to black, white and those colors included in the Pratt and Lambert brochure.

Criteria Met: The materials proposed for the exterior of the structure will be finished in colors from the approved Pratt and Lambert palette, including Anamite on the wood columns, and Safari and Bryce Canyon for EIFS and accent.

4. Section 1138.05(a) states that a certificate of appropriateness is required from the Planning Commission prior to any new construction, reconstruction, or demolition unless otherwise

provided in subsection c, stating that the Chief Building and Zoning Official shall determine whether the proposed changes are “significant” based upon the impact the changes will have on the property and its surrounding area. If the Chief Building and Zoning Official determined that the proposed changes are not “significant” he may issue a Certificate of Appropriateness.

Criteria Met: The proposed changes were determined to be “significant” by the Chief Building and Zoning Official; therefore the applicant filed for a Certificate of Appropriateness from the Planning Commission.

Recommendation(s):

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Certificate of Appropriateness with the following stipulations:

1. The A/C units in the rear of the structure shall be screened according to Chapter 1136.
2. Landscape notes 2, 3, 7, and 11 shall be removed from plans and any changes made to the landscaping as displayed on approved plans must be approved by the Urban Forester.